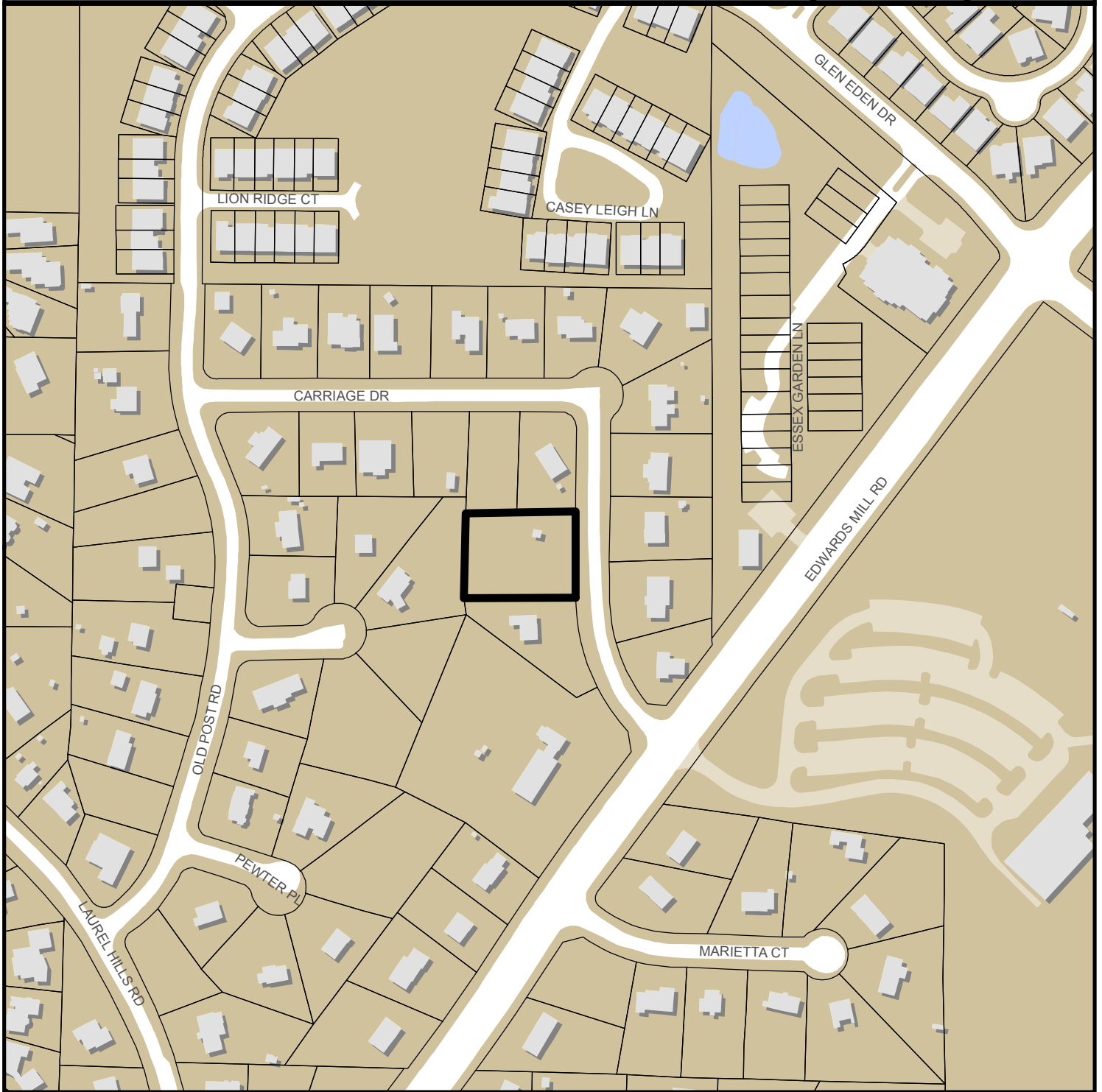


# CARRIAGE HILLS SUBDIVISION S-71-2016



Zoning: **R-4**

CAC: **Northwest**

Drainage Basin: **Crabtree Basin**

Acreage: **.66**

Number of Lots: **2**

Planner: **Martha Lobo**

Phone: **(919) 996-2664**

Applicant: **Lester Stancil**

Phone: **(919) 639-2133**





# Administrative Action Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** S-71-16 / Carriage Hills Lots 7 & 8 Subdivision

**General Location:** The site is located on the west side of Carriage Drive, directly off of Edwards Mill Road, inside the city limits.

**CAC:** Northwest

**Nature of Case:** Subdivision of a .659 acre parcel into 2 lots zoned Residential-4 (R-4)

**Contact:** Lester Stancil, Stancil and Associates

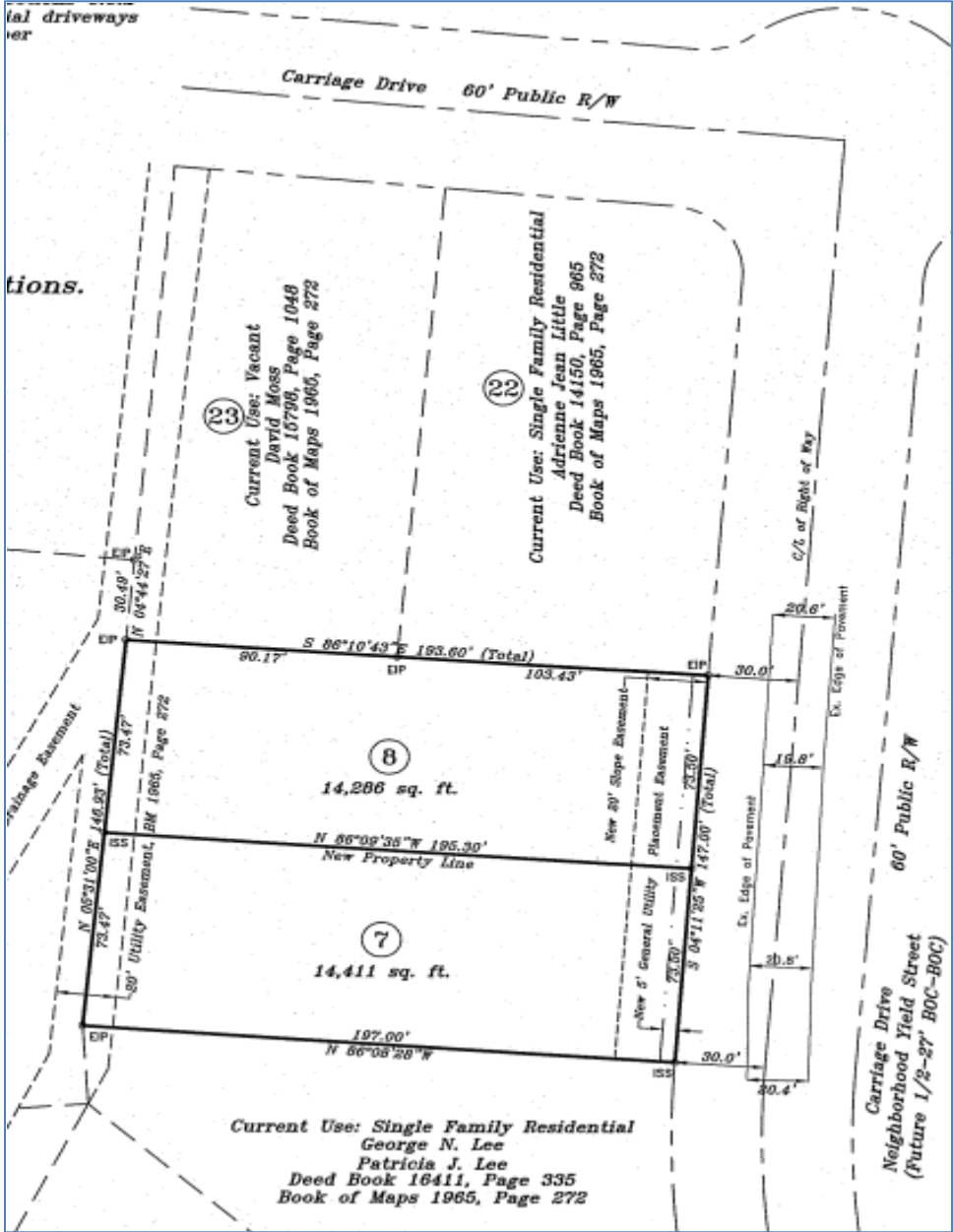
**Design Adjustment:** N/A

**Administrative Alternate:** N/A



**Carriage Hills Lots 7 & 8 Subdivision Location Map S-71-16**

**Carriage Hills Lots 7 & 8 Subdivision Map S-71-16**



---

**SUBJECT:** S-71-16 / Carriage Hills Lots 7 & 8 Subdivision

**CROSS-  
REFERENCE:**

**LOCATION:** The site is located on the west side of Carriage Drive, directly off of Edwards Mill Road, inside the city limits.

**PIN(S):** 0785-87-4753

**REQUEST:** This request is to approve the subdivision of a .659 acre parcel into 2 lots, zoned Residential-4 (R-4). Overall units per acre are 3.03, based on a maximum of 4 units per acre, which Residential-4 (R-4) allows.

---

**OFFICIAL ACTION:** **Approved with Conditions**

---

**CONDITIONS OF  
APPROVAL:**

***Prior to Planning Department authorization to record lots:***

- (1) That a fee-in-lieu for a Neighborhood Yield Street for curb and gutter and associated stormwater fees, a 6-foot sidewalk and 3.68 street trees are to be paid;

***Prior to issuance of building permits:***

- (2) That a Subdivision and Easement Dedication Plat, which shall include a 5-foot general utility placement easement and a 20-foot slope easement outside the right-of-way, be recorded;

---

I hereby certify this administrative decision.

**Signed:**(Planning Director) Kenneth Bourne Date: 6/13/2017

**Staff Coordinator:** Martha Y. Lobo *(BY)*

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

---

**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including UDO Sec 2.2.1. This approval is based on a preliminary plan dated 4/12/2017 owned by Sanaa Wehbi submitted by Stancil and Associates.

**ZONING:**

**ZONING DISTRICTS:** Residential-4 (R-4)

**TREE CONSERVATION:** The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

**PHASING:** N/A

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET PLAN MAP:** Dedication of right-of-way is not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (eop to eop)	Proposed street (b to b)	Slope Easement
Carriage Drive	Neighborhood Yield	60'	1/2 of 55'	22'	1/2 of 27'	20'

An existing street on the site is classified as a Neighborhood Yield street.

**TRANSIT:** This site is not presently served by the existing transit system.

**COMPREHENSIVE PLAN:** This site is located in the Northwest CAC in an area designated for Low Density Residential development.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-4 (R-4) zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100' feet. The minimum lot width of an interior lot in this zoning district is 65' feet and the minimum lot width of a corner lot is 80' feet. Lots in this development conform to these minimum standards.

**PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

**SOLID WASTE:** Individual lot service by the City is to be provided.

**BLOCKS / LOTS /**

- ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.
- STREETSCAPE TYPE:** The applicable streetscape on Carriage Drive is classified as a residential type-Neighborhood Yield Street. A fee-in-lieu for a Neighborhood Yield Street is for curb and gutter and associated stormwater fees, a 6-foot sidewalk and 3.68 street trees are to be paid, prior to map recordation.
- PEDESTRIAN:** A fee-in-lieu for a 6-foot sidewalk shall be paid. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** The subdivision is for single family residential lots and is less than 1 acre in cumulative size and therefore may claim an exemption to Stormwater control regulations under Article 9.2 of the UDO as amended by TC-2-16.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new streets are being proposed with this development.
- OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.
- SUNSET DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:
- 3-Year Sunset Date:** 06/13/2020  
Record entire subdivision.
- WHAT NEXT?:**
- MEET ALL CONDITIONS OF APPROVAL.
  - COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City and submit them to the Development Plans Review Center for approval.
  - HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
  - MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

*If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.*